



Town of Lexington Assessor's Office

Robert F. Lent, Director of Assessing

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Dear Taxpayer:

The deadline for filing Fiscal Year 2013 Exemptions is 3 months after the first **Actual** tax bill is mailed out (not during preliminary tax bills).

Complete the following sections of the Community Preservation Surcharge Exemption application in order to process your application timely:

1. Section A (Ownership as of January 1, 2012)
2. Section B (Signature)
3. Section C (Household Members as of January 1, 2012)
4. Section D (***Optional** – Out of Pocket Medical Expense Deduction)
5. Section E (Household Gross Income from all of Calendar 2011 sources)
6. Section F (Co-owners Household Gross Income from Calendar 2011)

The following must be enclosed along with your application – if applicable:

- i. **2011 COMPLETE Federal Income Tax Return**
- ii. **Massachusetts Income Tax Circuit Breaker (CB Form) - (If Applicable)**
- iii. **All 2011 1099 forms (Schedules that identify GROSS Income Distributions versus TAXABLE Income are ACCEPTABLE)**
- iv. **All 2011 W-2 forms**
- v. **Verification of Trust Form – (If Applicable)**

For Properties Held in Trust Only – The applicant must be a Trustee of the Trust “AND” be an individual Beneficiary of the Trust.

Enclose the Following (unless already on file with the Assessor's Office):

- vi. **Copies of the Entire Trust Document**
- vii. **A copy of any Amendments made to the Trust and or Trustees within the past 24 months**
- viii. **A copy of any Amendments made to the Schedule of Beneficiaries**

Please Note:

The Complete Trust, Amendments and Schedules “Must” Be Recorded at the Registry of Deeds.

Your application cannot be processed without the above copies.

If you have any further questions, please contact our office at 781 – 862 – 0500 x 315.

Town of Lexington
Assessor's Office

COMMUNITY PRESERVATION SURCHARGE LOW/MODERATE INCOME EXEMPTION

Exemption Eligibility Requirements Fiscal Year 2013

1. Applicant must own the property as of January 1, 2012.

Must be (1) sole owner, (2) co-owner, (3) life tenant or (4) Trustee with a sufficient Beneficial Interest in the property under the terms of the trust.

2. Applicant must occupy the property as their domicile as of January 1, 2012.

3. Applicant and each co-owner must have household income during the calendar year before January 1, 2012 at or below the limit for that owner's household type and number.

Calculation of Each Owner's Household Income

1. Household Annual Gross Income during the 2011 calendar year from all sources.

- Include all wages, salaries and compensations, public and private pensions, Retirement income, Social Security, Annuities, IRA distributions, Interest and Dividend income, net income from Business, net income from Rentals, public assistance, alimony, child support, disability and unemployment compensation, as well as lottery winnings.
- Include income from all household members who were 18 or older and not full time student during the calendar year **2011**.

2. Deduct Dependents Allowance

- Number of dependents on January 1, 2012 (not spouse) x \$ DCHD allowance.*

3. Deduct Medical Expenses Exclusion.

- Total out of pocket medical expenses of all household members during preceding Calendar year exceeding 3% of household gross income (from line 1 above).
- Out of pocket medical expenses include health insurance premiums, co-payments to doctors, deductibles, hospitals, and other health care providers, diagnostic tests, prescription drugs, medical equipment, or other expenses that were not paid by or reimbursed by employers, public/private health insurers or other third parties.

4. Equals Household Annual Income for CPA Exemption.

- Cannot exceed Annual Income Limit for Household Type and Size.
- Currently \$300. Available from 760 Code of Massachusetts Regulations 6.05(4) at www.state.ma.us/dhcd/regulations.

Community Preservation Surcharge
Low/Moderate Income Exemption
Fiscal Year 2013

Annual Income Limit by Household Type and Size

**Source: U.S. Department of Housing and Urban Development Area Wide Median
Income Data**

Household Type: Property owned by senior (60 and older)

Household Size	Annual Income Limit
1	\$ 68,450
2	\$ 78,250
3	\$ 88,000
4	\$ 97,800
5	\$ 105,600
6	\$ 113,450
7	\$ 121,250
8	\$ 129,100

Household Type: Property owned by non – senior (under age of 60)

Household Size	Annual Income Limit
1	\$ 54,750
2	\$ 62,600
3	\$ 70,400
4	\$ 78,250
5	\$ 84,500
6	\$ 90,750
7	\$ 97,000
8	\$ 103,300